

CITY OF DECORAH  
BOARD OF ADJUSTMENT  
Minutes of November 2, 2015

John Moeller called the meeting to order at 5:00pm and the following answered roll.  
Present: Jon Christy, Sue Sander, Janelle Pavlovec and Steve Johnson.

Also in attendance: Zoning Administrator Chad Bird

Moeller asked for consideration of the minutes of the September 8, 2015 meeting.

**Christy moved and Pavlovec seconded approval of the minutes as presented.  
Roll call vote: Unanimously approved.**

The first item on the agenda was a request from Scott and Renee Carlson for 111 East Water Street requesting permission to have larger awning lettering / signage than allowed in the C-3 Zoning District.

Bird noted that the applicant is proposing an awning at this location. Moeller asked the applicant to present any additional information relative to their application. Mr. Brian Peterson noted that the applicant is seeking a larger sized letter and logo to make the sign easier to read. He pointed to several others in the community of similar size.

Bird noted that the zoning code provides for an awning but with logos or emblems not to exceed eight (8) square feet, he stated the applicant is proposing a logo at 12.77 square feet.

Moeller noted that the P&Z commission had recently updated the code and he didn't believe the Board should allow changes.

**Christy moved and Johnson seconded a motion to deny the variance application for a larger than permitted awning sign.  
Roll call vote: Ayes – Christy, Johnson. Nays – Sander, Moeller, Pavlovec. Motion fails. Application is denied.**

The next item on the agenda was a request from Jim Fritz for 704 North Street requesting permission to construct a side deck and stairway contrary to the R-2 Zoning requirements.

Mr. Fritz is proposing to add a small deck to his home on the rear or east side of the structure. The house currently is non-conforming, sitting into the required rear-yard setback. Mr. Fritz is proposing a 4' total setback for the deck once constructed.

It was noted the property is very tightly situated and that Mr. Fritz had recently purchased some additional land from Luther College to the north to try and conform to setbacks.

**Johnson moved and Sander seconded a motion to approve the variance for a rear-yard setback not-to-exceed 6' for a deck contrary to R-2 Zoning regulations.  
Roll call vote: Unanimously approved. Application is approved.**

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The third item on the agenda was an application from Aase Haugen Homes for 4 Ohio requesting permission to install ground mounted solar panels contrary to the H-M Zoning requirements.

Russell Novak was present representing the applicant, Aase Haugen. He noted this application is a special use permit to allow for solar panel installation in a zoning district where there are not specifically allowed by reference. Novak outlined the plan to install photovoltaic solar panels in agricultural land owned by Aase Haugen.

Mary Ann Krammen, 605 Stanwood Drive asked about the location and size of the panels.

Christy asked about the setback of the panels in relation to the walking path. Moeller noted that the Board could negotiate an approved setback. The Board recommended at least 20 feet from the walking path and that the units be protected with a security fence.

**Christy moved and Johnson seconded a motion to approve the special use permit for photovoltaic panels at the property owned by Aase Haugen, 1100 Nordic Drive. Roll call vote: Unanimously approved. Application is approved.**

The final item on the agenda was an application from Russell Novak for 609 East Water Street requesting permission to construct a detached garage contrary to the R-3 Zoning requirements.

Mr. Novak noted that he is removing the entire existing structure and would like to construct a new three car garage. He noted that given the small lot and the corner lot setbacks he was asking for the variance of 3 feet on all sides and to construct the garage at 15 feet in height.

**Johnson moved and Christy seconded a motion to approve the variance for a side and rear-yard setback at this address contrary to R-3 Zoning regulations. Roll call vote: Unanimously approved. Application is approved.**

Other Business

There being no other business, the meeting was adjourned at 5:40pm.

Respectfully submitted,

